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61 Ferrard Meadow, Antrim, BT41 4RU

PRICE Offers Over £199,950

A beautifully presented three bedroom mid townhouse situated within the highly sought after Ferrard development in Antrim. Offering a spacious lounge with feature wood burning stove, a stylish open plan kitchen with informal dining area and contemporary fitted units, together with a principal bedroom boasting an en suite shower room. Externally, the property benefits from private off-street parking for two cars and a fully enclosed rear garden, making it an ideal purchase for first-time buyers, young families and those seeking a modern, low maintenance home.

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FEATURES

- Three bedroom mid townhouse in a popular residential development
- Spacious bay fronted lounge with feature wood burning stove
- Contemporary kitchen with informal dining area and central island
- Integrated kitchen appliances included
- Ground floor WC and first floor family bathroom
- Principal bedroom with modern en suite shower room
- Stylish finishes throughout including quality floor tiling and contemporary sanitary ware
- Anthracite PVC French doors opening to the rear garden
- Private driveway with side-by-side parking for two cars
- Fully enclosed rear garden with paved patio and lawn, ideal for outdoor entertaining

ACCOMMODATION

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ENTRANCE HALL

Hardwood double glazed entrance door to a wide and welcoming entrance hall with broad-board wood effect floor tiling. Staircase to the first floor with moulded handrail and turned balustrading. Single radiator.

GROUND FLOOR WC

Modern white suite comprising a half pedestal wash hand basin with chrome mono mixer tap and tiled splashback. Low flush push button WC. Broad-board wood effect floor tiling. Single radiator

LOUNGE

16'0" x 17'2" (4.88 x 5.25)

(Into bay)

Feature inglenook style fireplace with glass fronted wood burning stove, polished granite hearth and splashback, and solid oak mantel. Television and broadband points. Double radiator.

KITCHEN WITH INFORMAL DINING

20'1" x 12'0" (6.13 x 3.67)

Full range of contemporary duck egg high and low level kitchen units with complementary work surfaces, subway style splashback tiling and brushed stainless steel handles. Matching island unit with additional storage, breakfast bar seating and feature lighting. Integrated appliances include a four ring gas hob with stainless steel pyramid style extractor canopy, low level oven and grill, fridge freezer, dishwasher and washing machine. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Under-cupboard lighting and low voltage downlighting. Broad-board wood effect floor tiling. Large walk-in storage cupboard. Double radiator. Anthracite PVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Access to partially floored roof space via drop-down ladder. Airing cupboard with shelving and lighting. Single radiator.

PRINCIPAL BEDROOM

12'10" x 10'10" (3.93 x 3.32)

Double radiator. Door to:

EN SUITE

Modern white suite comprising a fully tiled shower enclosure with glazed folding door, half pedestal wash hand basin with chrome mono mixer tap and tiled splashback, and low flush push button WC. Feature hexagonal tiled flooring. Extractor fan. Low voltage downlighting. Chrome heated towel rail.

BEDROOM 2

12'6" x 10'2" (3.83 x 3.11)

Double radiator.

BEDROOM 3

9'7" x 9'2" (2.93 x 2.81)

Double radiator.

FAMILY BATHROOM

7'8" x 6'10" (2.34 x 2.09)

Modern white suite comprising a P-shaped panel bath with mains shower over, herringbone style feature tiled splashback and glazed shower screen. Half pedestal wash hand basin with chrome mono mixer tap and matching herringbone tiled splashback. Low flush push button WC. Feature hexagonal floor tiling. Extractor fan. Low voltage downlighting. Chrome heated towel rail.

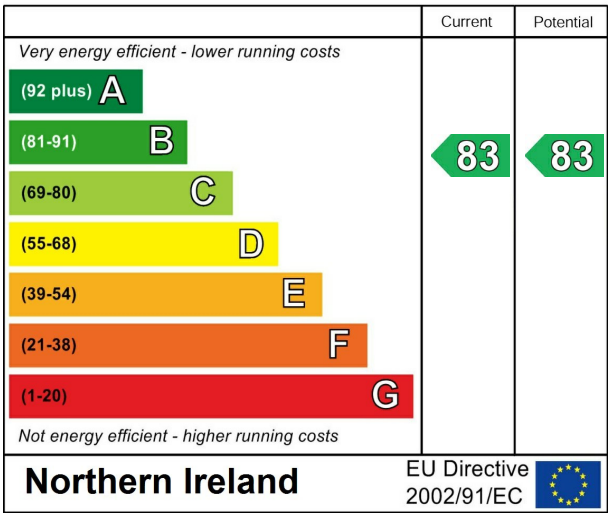
OUTSIDE

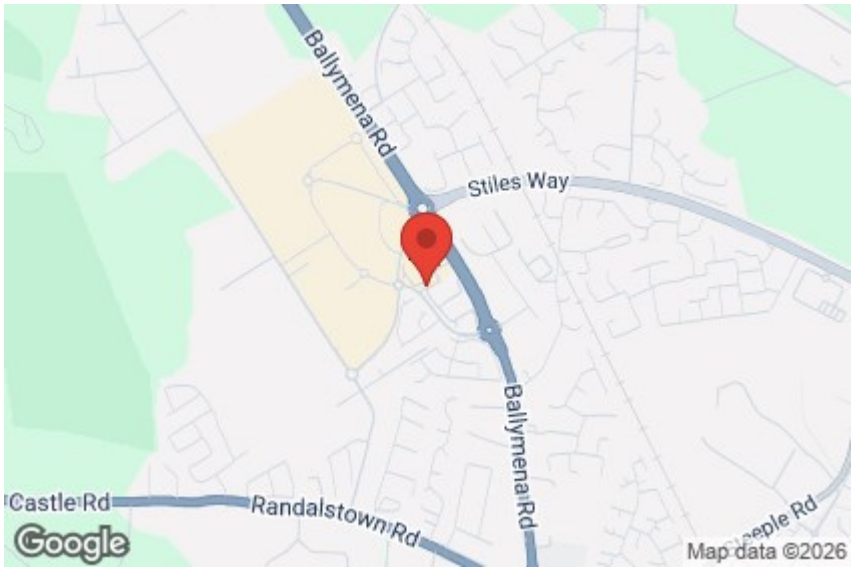
Tarmac driveway to the front providing side-by-side parking for two cars. Fully enclosed rear garden with 6ft timber fencing and pedestrian gate. Large paved patio, neat lawn, outside tap and outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the service or appliances have been tested at this property.

Energy Efficiency Rating





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